

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

IN RE:) CHAPTER 7 CASE
)
SZAUER, ZENON A.) CASE NO. 04-22926
)
Debtor(s)) JUDGE JACQUELINE P. COX
)

TRUSTEE'S FINAL REPORT

To: THE HONORABLE
BANKRUPTCY JUDGE JACQUELINE P. COX

NOW COMES NORMAN NEWMAN, Trustee herein, and respectfully submits to the Court and to the United States Trustee his Final Report in accordance with 11 U.S.C. §704(9).

1. NORMAN NEWMAN was appointed, qualified and serves as the Chapter 7 trustee ("Trustee"). The Petition commencing this case was filed on June 16, 2004. The Trustee's bond in this case is included as part of the Trustee's blanket bond.

2. The Trustee certifies that he has concluded the administration of this estate and has performed the duties enumerated in Section 704 of the Bankruptcy Code. The nonexempt assets of the estate have either been converted to cash, disposed of under orders of this Court, or are sought to be abandoned by the Trustee; there is no other property belonging to the estate; there are no matters pending or undetermined; claims have been reviewed; and all claim objections have been resolved to the best of the Trustee's knowledge. The Trustee has not found it advisable to oppose the Debtor(s) discharge. The Trustee certifies that this estate is ready to be closed. The tasks performed by the Trustee are set forth on Exhibit A.

3. The disposition of estate property is set forth in Exhibit B. The scheduled value of property abandoned is 0.00. The property abandoned, or sought to be abandoned, along with the reasons for such abandonment, is described in Exhibit B.

4. A summary of the Trustee's Final Report as of May 16, 2007 is as follows:

a.	RECEIPTS (See Exhibit C)	<u>38,739.12</u>
b.	DISBURSEMENTS (See Exhibit C)	<u>251.46</u>
c.	NET CASH available for distribution	<u>38,487.66</u>
d.	TRUSTEE/PROFESSIONAL COSTS	
1.	Trustee compensation requested	<u>4,623.91</u>

(See Exhibit E)

2. Trustee Expenses (See Exhibit E) 0.00

3. Compensation requested by attorney or other
professionals for trustee (See Exhibit F) 25,951.71

e. Illinois Income Tax for Estate (See Exhibit G) 0.00

5. The Bar Date for filing unsecured claims expired on 04/14/06.

6. All claims filed in this case with the Clerk of the Bankruptcy Court have been reviewed by the Trustee (see Exhibit D). The actual dollar amount of claims allowed and/or requested for this estate is as follows:

a. Allowed unpaid Secured Claims 0.00

b. Chapter 7 Administrative and 28 U.S.C. §1930 Claims 30,575.62

c. Allowed Chapter 11 Administrative Claims 0.00

d. Allowed Priority Claims 0.00

e. Allowed Unsecured Claims 362,571.63

7. Trustee proposes that unsecured creditors receive a distribution of 2.18% of allowed claims.

8. Total compensation previously awarded to Trustee's counsel, accountant or other professional was 0.00. Professional's compensation and expense requested but not yet allowed is \$0.00. The total of Chapter 7 professional fees and expenses requested for final allowance is 30,575.62. (a summary of the professional fees and expenses previously requested is attached hereto as Exhibit G.)

9. A fee of \$1,500.00 was paid to Debtor's counsel for services rendered in connection with this case, and no basis appears to request an examination of those fees pursuant to 11 U.S.C. §329.

WHEREFORE, the Trustee certifies under penalty of perjury that the above statements are true and correct and requests the Court to provide for notice and a hearing pursuant to 11 U.S.C. §§330(a), 502(b) and 503(b). The Trustee further requests that the Court award final compensation and reimbursement of expenses and make final allowance of the administrative claims and expenses stated in this Report and for such other relief as the Court shall deem proper.

RESPECTFULLY SUBMITTED:

Dated: May 17, 2007

By:


NORMAN NEWMAN, Trustee

MUCH SHELIST

191 N. WACKER DRIVE, SUITE 1800
CHICAGO, IL 60606-1615

TASKS PERFORMED BY TRUSTEE

The Trustee reviewed the Debtor's Schedule of Assets and Liabilities and Statements of financial Affairs. The Trustee conducted an examination of the Debtor at the Section 341 meeting of creditors.

1. The Trustee prepared semi-annual reports to the United States Trustee's Office.
2. The Trustee managed the estate's cash on hand. This included investing the estate's funds in interest bearing accounts and maintaining a report of cash receipts and disbursements.
3. The Trustee examined the Debtor's records in an effort to identify additional assets available to the estate for liquidation and to verify the disposition of assets.
4. The Trustee attended to tax issues concerning the estate.
5. The Trustee reviewed the claims filed in this case.

MUCH SHELIST

191 North Wacker Drive, Suite 1800
Chicago, IL 60606.1615
T 312.521.2000 F 312.521.2100
FEIN 36-2757501

Zenon A. Szauer
c/o Norman B. Newman
191 N. Wacker Dr.
Chicago, IL 60606-1615

Invoice Number: *****

Invoice Date: 05/15/2007

Matter Number: 0004136.0009
04 - Trustee Matters

Billing Attorney: Norman B. Newman

FEES THROUGH MAY 15, 2007

Date	Atty.	Description	Hours
10/05/05	NBN	Review servicing transfer information from Washington Mutual.	0.20
01/09/06	NBN	Review notice of closing date for sale of real estate and telephone call with G. Morris regarding same.	0.30
01/12/06	NBN	Filing request to set claims bar date.	0.20
01/12/06	NXS	Open bank account, deposit funds, complete asset schedule and prepare report of asset case notice and e-file with the court.	0.50
01/16/06	NBN	Review claim bar date notice.	0.20
01/24/06	NBN	Review additional proceeds from sale of Szauer's real estate (.20); review claim bar date notice (.20).	0.40
02/17/06	NXS	Reconcile bank statements.	0.20
03/10/06	NXS	Reconcile bank statements.	0.20
04/10/06	NXS	Reconcile bank statements.	0.20
05/01/06	NBN	Review claims register.	0.40
05/04/06	NBN	Telephone call with L. West regarding tax returns (.20); review claim register (.30).	0.50
05/10/06	NXS	Reconcile bank statements.	0.20
05/17/06	NBN	Review claims and letter to attorney for MidAmerica regarding withdrawal of claim filed by mortgagee.	1.10
06/13/06	NXS	Reconcile bank statements.	0.30
07/12/06	NXS	Reconcile bank statements.	0.30
07/21/06	NBN	Review letter from and letter to M. Cohen regarding status of closing case.	0.20

PLEASE SEND PAYMENT TO:

Much Shelist ■ 35335 Eagle Way ■ Chicago, IL 60678.1353

QUESTIONS?

E billinginquiries@muchshelist.com ■ www.muchshelist.com

thinking business, practicing law.

M U C H S H E L I S T

191 North Wacker Drive, Suite 1800
Chicago, IL 60606.1615

T 312.521.2000 F 312.521.2100

FEIN 36-2757501

Zenon A. Szauer
c/o Norman B. Newman
191 N. Wacker Dr.
Chicago, IL 60606-1615

Invoice Number: *****

Invoice Date: 05/15/2007

Matter Number: 0004136.0009
04 - Trustee Matters

Billing Attorney: Norman B. Newman

Date	Atty.	Description	Hours
08/22/06	NXS	Reconcile bank statements.	0.20
09/15/06	NXS	Reconcile bank statements.	0.20
10/20/06	NBN	Review letter from and telephone call with M. Cohen regarding status of closing case.	0.20
10/25/06	NXS	Reconcile bank statements.	0.20
11/17/06	NXS	Reconcile bank statements.	0.30
12/27/06	NXS	Reconcile bank statements.	0.20
01/12/07	NXS	Reconcile bank statements.	0.20
02/07/07	NBN	Telephone call with M. Cohen regarding status of final report.	0.20
02/20/07	NXS	Reconcile bank statements.	0.30
03/19/07	NXS	Reconcile bank statements.	0.20
04/10/07	NXS	Reconcile bank statements.	0.20
04/13/07	NBN	Telephone call with representative of Largest unsecured creditor regarding status of final report.	0.20

DISPOSITION OF ESTATE PROPERTY

Scheduled Property and Disposition	Amount Realized

Unscheduled Property	Amount Realized

TOTAL RECEIPTS	\$	<u>38,739.12</u>
TOTAL SCHEDULED VALUE OF PROPERTY	\$	0.00
ABANDONED		
TOTAL SCHEDULED VALUE OF EXEMPT PROPERTY	\$	<u>4,450.00</u>

Form 1

Individual Estate Property Record and Report

Asset Cases

Case Number: 04-22926 0013
Case Name: SZAUER, ZENON A.
Period Ending: 05/16/07
Trustee: (330560) NORMAN NEWMAN
Filed (f) or Converted (c): 06/16/04 (f)
\$341(a) Meeting Date: 07/29/04
Claims Bar Date: 04/14/06

1	2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=\$554(a) abandon. DA=\$554(c) abandon.	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
BANK ACCOUNTS Checking/Savings	603.00	603.00		0.00	FA
HOUSEHOLD GOODS AND FURNISHINGS 1/2 interest	500.00	500.00		0.00	FA
WEARING APPAREL AND JEWELRY	500.00	0.00		0.00	FA
STOCK AND BUSINESS INTERESTS 100% shares in Zens General Construction Co.	10.00	10.00		0.00	FA
AUTOMOBILES AND OTHER VEHICLES 2000 Toyota 4 Runner	7,860.00	4,660.00		0.00	FA
AUTOMOBILES AND OTHER VEHICLES 1992 Ford Club Wagon	200.00	200.00		0.00	FA
OFFICE EQUIPMENT, FURNISHINGS, AND SUPPLIES Sony Computer	10.00	10.00		0.00	FA
HOUSEHOLD GOODS AND FURNISHINGS 1/2 interest in Ridgewood Piano	1,000.00	1,000.00		0.00	FA
MACHINERY, FIXTURES, AND BUSINESS EQUIPMENT Carpenter's Tools	750.00	0.00		0.00	FA
ADVERSARY PROCEEDING (u)	Unknown	Unknown		38,370.49	FA
INTEREST (u)	Unknown	N/A		368.63	Unknown
Assets	Totals (Excluding unknown values)	\$11,433.00	\$6,983.00	\$38,739.12	\$0.00

Form 1

Page: 2

Individual Estate Property Record and Report

Asset Cases

Case Number: 04-22926 0013
Case Name: SZAUER, ZENON A.
Period Ending: 05/16/07

Trustee: (330560) NORMAN NEWMAN
Filed (f) or Converted (c): 06/16/04 (f)
\$341(a) Meeting Date: 07/29/04
Claims Bar Date: 04/14/06

1	2	3	4	5	6
Asset Description (Scheduled And Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=\$554(a) abandon. DA=\$554(c) abandon.	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					

Major Activities Affecting Case Closing:

Complete tax returns. Reviewing proofs of claim.

Initial Projected Date Of Final Report (TFR): November 30, 2005

Current Projected Date Of Final Report (TFR): July 31, 2007

EXHIBIT C

CASH RECEIPTS AND DISBURSEMENTS

Form 2

Page: 1

Cash Receipts And Disbursements Record

Case Number: 04-22926 0013
 Case Name: SZAUER, ZENON A.
 Paypayer ID #: 13-7492502
 Period Ending: 05/16/07

Trustee: NORMAN NEWMAN (330560)
 Bank Name: JPMORGAN CHASE BANK, N.A.
 Account: ****72-65 - Money Market Account
 Blanket Bond: \$5,000,000.00 (per case limit)
 Separate Bond: N/A

Trans. Date	2 {Ref #} / Check #	3 Paid To / Received From	4 Description of Transaction	T-Code	5 Receipts \$	6 Disbursements \$	7 Money Market Account Balance
05/12/06	{10}	FIRST AMERICAN TITLE	SALE OF DEBTOR'S FORMER RESIDENCE	1249-000	37,945.99		37,945.99
05/24/06	{10}	FIRST AMERICAN TITLE INSURANCE CO.	HOLDBACK FOR WATER BILL	1249-000	424.50		38,370.49
07/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.7000%	1270-000	9.93		38,380.42
02/28/06	1001	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 02/14/2006 FOR CASE #04-22926, Bond #016026455	2300-000		35.42	38,345.00
02/28/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.7000%	1270-000	20.61		38,365.61
03/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.7000%	1270-000	22.82		38,388.43
04/28/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	24.30		38,412.73
05/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	26.11		38,438.84
06/30/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	25.28		38,464.12
07/29/06	1002	Illinois Department of Revenue	FEIN: 13-7492502	2820-000		184.00	38,280.12
07/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	26.14		38,306.26
08/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	26.05		38,332.31
08/29/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	24.36		38,356.67
09/31/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	26.89		38,383.56
10/30/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	25.22		38,408.78
08/29/06	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.8000%	1270-000	24.40		38,433.18
08/31/07	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.6500%	1270-000	25.62		38,458.80
02/06/07	1003	International Sureties, Ltd.	BOND PREMIUM PAYMENT ON LEDGER BALANCE AS OF 02/01/2007 FOR CASE #04-22926, Bond #016026455	2300-000		32.04	38,426.76
02/28/07	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.6500%	1270-000	19.15		38,445.91
03/30/07	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.6500%	1270-000	20.53		38,466.44
04/30/07	Int	JPMORGAN CHASE BANK, N.A.	Interest posting at 0.6500%	1270-000	21.22		38,487.66

Subtotals :

\$38,739.12

\$251.46

{ Asset reference(s)

Printed: 05/16/2007 04:17 PM V.9.02

Form 2

Page: 2

Cash Receipts And Disbursements Record

Case Number: 04-22926 0013
Case Name: SZAUER, ZENON A.
Taxpayer ID #: 13-7492502
Period Ending: 05/16/07

Trustee: NORMAN NEWMAN (330560)
Bank Name: JPMORGAN CHASE BANK, N.A.
Account: ***_*****72-65 - Money Market Account
Blanket Bond: \$5,000,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 {Ref #} Check #	3 Paid To / Received From	4 Description of Transaction	5 Receipts \$	6 Disbursements \$	7 Money Market Account Balance
ACCOUNT TOTALS						
			Less: Bank Transfers	38,739.12	251.46	\$38,487.66
				0.00	0.00	
			Subtotal	38,739.12	251.46	
			Less: Payments to Debtors		0.00	
			NET Receipts / Disbursements	\$38,739.12	\$251.46	
TOTAL - ALL ACCOUNTS						
			Net Receipts	38,739.12	251.46	38,487.66
			Net Disbursements		\$251.46	\$38,487.66
			MMA # ***_*****72-65	\$38,739.12	\$251.46	\$38,487.66

First American Title Insurance Company Settlement Statement		6. File Number 1140857 7. Loan Number 3061206862 8. Mortgage Insurance Case Number N/A	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: Sang K. Park, Herri C. Park			
E. Name of Seller: Katarzyna M. Szauer 1718 West Altgeld Chicago, IL 60614			
F. Name of Lender: Washington Mutual Bank, FA 3050 Highland Parkway, 3rd Floor Downers Grove, IL 60516			
G. Property Location: 1718 West Altgeld, Chicago, IL 60614			
H. Settlement Agent: First American Title Insurance Company Address: 3120 N. Lincoln Ave., Chicago, IL 60657		I. Settlement Date: 01/11/2006 Print Date: 01/11/2006, 12:32 PM Disbursement Date: 01/11/2006	
Place of Settlement Address: 3120 N. Lincoln Ave., Chicago, IL 60657			
J. Summary of Borrower's Transaction 100. Gross Amount Due From Borrower		K. Summary of Seller's Transaction 400. Gross Amount Due To Seller	
101. Contract Sales Price	905,000.00	401. Contract Sales Price	905,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	16,243.99	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	921,243.99	420. Gross Amount Due To Seller	905,000.00
200. Amounts Paid By Or In Behalf of Borrower 201. Deposit or earnest money 202. Principal amount of new loan(s) 203. Existing loan(s) taken subject 204. Closing Cost Credit		500. Reductions in Amount Due to Seller 501. Excess deposit (see instructions) 502. Settlement charges (line 1400) 503. Existing loan(s) taken subject 504. Payoff of first mortgage loan - Select Portfolio Servicing, Inc. 505. Payoff of second mortgage loan - MidAmerica Bank 506. 1st & 2nd installments 2004 to Cook County Collector 507. Closing Cost Credit 508. Disbursed as Proceeds (\$0.00) 509. Earnest Money Held By: Chicago Realtors	
	10,000.00		98,076.49
	678,700.00		104,730.30
			6,080.08
	5,000.00		5,000.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 01/01/05 to 12/31/05 @ \$0.00/yr	6,063.16	511. County taxes 01/01/05 to 12/31/05 @ \$0.00/yr	6,063.16
212. Assessments		512. Assessments	
213. County Tax 01/01/06 to 01/11/06 @ \$0.00/yr	182.73	513. County Tax 01/01/06 to 01/11/06 @ \$0.00/yr	182.73
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	699,945.89	520. Total Reduction Amount Due Seller	886,027.01
300. Cash At Settlement From/To Borrower 301. Gross amount due from Borrower (line 120) 302. Less amounts paid by/for Borrower (line 220) 303. Cash (X From) (To) Borrower		600. Cash At Settlement To/From Seller 601. Gross amount due to Seller (line 420) 602. Less reductions in amounts due to Seller (line 520) 603. Cash (X To) (From) Seller	
	921,243.99		905,000.00
	699,945.89		886,027.01
	221,298.10		18,972.99
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.			
Settlement Agent:		Date: 1/11/06	

Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$905,000.00 @ 0.00000% = \$0.00			
Division of Commission (line 700) as follows			
701. \$22,725.00 to Chicago Realtors			
702. \$22,525.00 to Song Park Realty			
703. Commission paid at Settlement			
704. (Note: \$10000.00 POC Held By Chicago Realtors)			35,250.00
800. Items Payable in Connection with Loan			
801. Loan Origination Fee			
802. Loan Discount			
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Premium			
807. Assumption Fee			
808. Tax Research/Payment Services Fee - Washington Mutual Bank, FA		31.00	
809. Flood Determination Fee - LandAmerica Tax & Flood Service		13.00	
810. Funding and Review Fee - Washington Mutual Bank, FA		405.00	
811. Tax Procurement/Tracking Services Fee - First American Real Estate Tax Service		50.00	
812. Wire Transfer Fee - Washington Mutual Bank, FA		35.00	
813. Yield Spread Premium (1.375%) Paid by WAMU - Greater Mortgage Group		POC \$9,332.13	
814.			
Supplemental Summary			
900. Items Required by Lender to be Paid in Advance			
901. Interest 01/11/06 to 02/01/06 @ \$111.570000/day - Washington Mutual Bank, FA		2,342.97	
902.			
903. Hazard Insurance Premium for to All State		POC \$1,959.00	
904.			
905.			
Supplemental Summary			
1000. Reserves Deposited with Lender			
1001. Hazard Insurance 3 mo(s) @ \$163.25/mo		489.75	
1002. Mortgage Insurance			
1003. City Property Taxes			
1004. County Property Taxes 2 mo(s) @ \$444.52/mo		889.04	
1005. Annual assessments			
1006.			
1007.			
1008. Aggregate Accounting Adjustment		-163.25	
1100. Title Charges			
1101. Settlement or closing fee - First American Title Insurance Company		785.00	
1102. Abstract or title search			
1103. Title examination			
1104. Title Insurance Binder			
1105. Document Fee			
1106. Notary Fee			
1107. Attorney Fee to Lawrence & Morris		1,000.00	1,000.00
(Includes above item numbers:)			
1108. Title Insurance - See supplemental page for breakdown of individual fees and payees		260.00	1,980.00
(Includes above item numbers:)			
1109. Lender's coverage \$678,700.00 Premium: \$260.00			
1110. Owner's coverage \$905,000.00 Premium: \$1,980.00			
1111. Agent Compensation as part of total premium to Lawrence & Morris		POC \$1,608.00	
1112. Environmental Protection Lien - First American Title Insurance Company		110.00	
1113. ARM Endorsement - First American Title Insurance Company		110.00	
1114.			
1115.			
1116.			
1117.			
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$28.00 Mortgage \$88.00 Release \$52.00		120.00	26.00
1202. City/county taxstamps: Deed \$7240.00 Mortgage \$0.00		6,787.50	452.50
1203. State taxstamps: Deed \$805.00 Mortgage \$0.00			905.00
1204. State of IL Loan Policy Fee		3.00	
1205. State of IL Owner's Policy Fee			
1206. Supplemental Summary		70.00	5.00
1300. Additional Settlement Charges			46.00
1301. Survey to			
1302. Pest Inspection to			
1303. Funds Held: TI for 1st 2005 Cook County Taxes		2,755.98	
1304. Water Holdback to First American Title			
1305. Per Bankruptcy Order 60% of Proceeds to Norman B. Newman, as the Chapter 7 Trustee for Zenon A. Szawel			1,000.00
1306. Per Settlement Agreement 25% of Proceeds to Sławomir Grzywaczewski			37,945.99
1307. Costs to Lawrence & Morris			18,973.00
1308. Electronic Delivery Fee - First American Title Insurance Company			465.00
1309. Delivery/Service Charge - First American Title Insurance Company		25.00	
1310. Document Processing Fee - First American Title Insurance Company		20.00	30.00
1311. Title indemnity Service FEE - First American Title Insurance Company		5.00	
1312.		100.00	
1313.			
1314.			
Supplemental Summary			
1400. Total Settlement Charges (enter on lines 103, Section J and 902, Section K)		16,243.89	88,076.49

* See Supplemental Page for details.

**First American Title Insurance Company
Settlement Statement**

Loan No.
3061206862

Settlement Date:
01/11/2008

Borrower Name & Address: Sang K. Park, Herri C. Park

Seller Name & Address: Katarzyna M. Szauer
1718 West Altgeld Chicago, IL 60614

Section L. Settlement Charges continued

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
1107. Supplemental Summary	2,000.00		
a) Attorney's Fees to Lawrence & Morris			1,000.00
b) Attorney's Fees to Won Sun Kim		1,000.00	
1108. Supplemental Summary	2,240.00		
a) Owner's Policy - First American Title Insurance Company			1,980.00
b) Loan Policy - First American Title Insurance Company		260.00	
1201. Supplemental Summary	148.00		
a) Release - First American Title Insurance Company		26.00	26.00
b) Deed - First American Title Insurance Company		26.00	
c) Mortgage - First American Title Insurance Company		68.00	
1202. Supplemental Summary	7,240.00		
a) County Transfer Tax - First American Title Insurance Company			452.50
b) City Transfer Tax - First American Title Insurance Company		6,787.50	
1203. Supplemental Summary	905.00		
a) State Transfer Tax - First American Title Insurance Company			905.00
1206. Supplemental Summary	116.00		
1207) POA Recording Fee - First American Title Insurance Company		30.00	
1208) Certificate of Release Recording Fee - First American Title Insurance Company			26.00
1208) Rental Housing Support Program Act - First American Title Insurance Company		40.00	20.00

The following Section is restated from the Settlement Statement Page 1

300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	821,243.99	601. Gross Amount due to Seller (line 420)	908,000.00
302. Less amounts paid by/for Borrower (line 220)	699,945.89	601. Less reductions in amounts due to Seller (line 620)	886,027.01
303. Cash (X From) (To) Borrower	221,298.10	603. Cash (X To) (From) Seller	18,972.99

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BUYER(S):

Sang K. Park

Herri C. Park

SELLER(S):

Katarzyna M. Szauer

By *[Signature]*
Attorney-in-Fact

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release is effective this 11th day of January, 2006 between SLAWOMIR GRZYWACZEWSKI ("SEAN"), party of the first part; and ZENON A. SZAUER and KATARZYNA M. SZAUER (hereinafter "ZENON" and "KATARZYNA" respectively, and collectively as "SZAUER") party of the second part, according following terms:

WHEREAS, SEAN has filed suit against SZAUER in the Circuit Court of Cook County, Illinois, case No. 04 CH 07604 (hereinafter, the "Action") for breach of contract, fraud, to set aside conveyance of realty, and constructive trust; which matters are yet unresolved and undetermined by the Court;

WHEREAS, based upon said Action SEAN has recorded a Lis Pendens Notice upon certain improved real estate located at 1718 W. Altgeld, Chicago, Illinois, (hereinafter, "the Property");

WHEREAS, ZENON A. SZAUER has filed an action for bankruptcy in the Northern District of Illinois, case No. 04 B 22926 (hereinafter, the "BK"), SEAN has filed a claim therein, and said matter is in yet unresolved and undetermined;

WHEREAS, SEAN has filed an Adversary Case as Case No. 05 A 00844 in the BK objecting to the discharge of ZENON A. SZAUER and objecting to the dischargeability of SEAN's claim;

WHEREAS, the Trustee in the BK has filed an Adversary Case as Case No. 05 A 01483 seeking recovery of 50% of the interest in the Property;

WHEREAS, SZAUER has entered into a contract to sell the Property;

WHEREAS, SZAUER is unable to provide clear title to the Property without the dismissal of the Action and the release of the Lis Pendens Notice;

WHEREAS, SEAN and SZAUER desire to settle all of their outstanding disputes and claims;

NOW THEREFORE, in consideration of the mutual covenants contained herein, SEAN

and SZAUER agree as follows:

1. SZAUER will deposit with the Trustee in the BK a sum equal to \$37,945.99 representing 1/2 of the net proceeds from the sale of the Property for distribution to SEAN and the other creditors in the BK, as determined by court order in the BK.

This amount shall represent ZENON's equitable and/or legal interest in the Property, subject to any allowances and or reductions thereto imposed by the Trustee in said BK. In addition thereto, SZAUER will pay SEAN a sum equal to \$ 18,973.00 representing 1/2 of the remaining 1/2 of the net proceeds from the sale of the Property. This amount shall represent 1/2 of KATARZYNA M. SZAUER's equitable and or legal interest in the Property.

2. The amount that SEAN receives from KATARZYNA's share is for the purpose of clearing title and to release SEAN's interest in the real estate and to release KATARZYNA from all claims made by SEAN in the action against SZAUER. This amount shall not be credited against the monetary claim that SEAN has against ZENON.

3. It is anticipated that SEAN shall receive a minimum of at least \$25,000 from the distribution in BK. SZAUER shall not object to SEAN's claim, encourage or cause the Trustee to object to his claim, or make any efforts whatsoever to reduce his claim except that SZAUER shall obey any court orders.

4. SEAN will dismiss with prejudice the Action; SEAN will withdraw or move to

dismiss his Adversary Complaint filed in the BK.

5. SEAN, his predecessors, successors, subsidiaries, affiliates, assigns, insurers, reinsurers, employees, officers, stockholders, directors, agents and their respective heirs and legal representatives, hereby releases and forever discharges SZAUER, his/her predecessors, successors, subsidiaries, affiliates, assigns, insurers, reinsurers, employees, officers, stockholders, directors, agents and their respective heirs and legal representatives, from any and all liability for any claims, debts, dues, causes of action, actions, obligations, costs and expenses at law or in equity which SEAN now has heretofore has had, or hereafter may ever have which are now known and which arise out of or which could have arisen out of, or which otherwise relate in any way to the basis and facts as set forth in the Action.

6. SZAUER, his/her predecessors, successors, assigns, employees, agents, and his/her respective heirs and legal representative, hereby releases and forever discharges SEAN its predecessors, successors, subsidiaries, affiliates, assigns, employees, officers, stockholders, directors, agents, and his respective heirs and legal representative, from any and all liability for any claims, debts, due, causes of action, actions, obligations, costs and expenses at law or in equity which SZAUER now has, heretofore has had, or hereafter may ever have which are now known and which arise out of or which could have arisen out of, or which otherwise relate in any way to the basis and facts as set forth in the Action.

7. The parties to this Settlement Agreement and Mutual Release acknowledge that each continues to deny any liability in connection with any matters asserted in the Action.

8. This Settlement Agreement and Mutual Release prevails over all prior communications regarding the matters contained herein between the parties hereto or their representatives.

9. This Settlement Agreement and Mutual Release constitutes the entire understanding between the parties hereto and may not be amended, modified, or waived except by an instrument in writing executed by the parties hereto.

10. Each of the parties to this Settlement Agreement and Mutual Release acknowledges that it has relied upon the advice or representation of counsel of its own selection in entering into this Settlement Agreement and Mutual Release, has carefully read the foregoing this Settlement Agreement and Mutual Release, and signs this document voluntarily.

11. The parties may execute this Settlement Agreement and Mutual Release in counterparts with the same effect as if they had executed one document.

12. Each of the parties to this Settlement Agreement and Mutual Release further warrants, upon execution of this Settlement Agreement and Mutual Release, that the individual signing this Settlement Agreement and Mutual Release on behalf of each party is possessed with the authority to act on behalf of that party.

Zenon A. Szauer by [Signature]
ZENON A. SZAUER

Katarzyna M. Szauer by [Signature]
KATARZYNA M. SZAUER

Slawomir Grzywaczewski by Richard S. Chelchowski as attorney
SLAWOMIR GRZYWACZEWSKI in fact.

1/11/06.

There is going to be a holdback for \$1000.00

Funds to be disbursed as follows after water balance is cut:

50% Norman . Newman

25% Slawomir Grzywaczewski

25% Katarzyna Szauer

A handwritten signature, possibly reading "Kunde", is written in cursive. Below the signature are several horizontal, overlapping scribbles or loops, likely made with the same pen.



First American Title Company

3120 NORTH LINCOLN AVENUE, CHICAGO, IL 60657
Phone 773-525-1287

January 10, 2006

Katarzyna M. Szauer authorizes First American Title to disburse proceeds pursuant to terms on Settlement Agreement and Mutual Release signed by all parties involved.

Katarzyna M Szauer
Katarzyna M. Szauer
Katarzyna M. Szauer

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

IN RE:)	CHAPTER 7 CASE
)	
SZAUER, ZENON A.)	CASE NO. 04-22926
)	
Debtor(s))	JUDGE JACQUELINE P. COX
)	

DISTRIBUTION REPORT

I, NORMAN NEWMAN, Trustee herein, certify that I have reviewed all claims filed with the Clerk of the Bankruptcy Court and have examined all orders of Court, and state that based on my review I propose to make the following distribution:

SUMMARY OF DISTRIBUTION:

Secured Claims	\$ <u>0.00</u>
Chapter 7 Administrative Expenses:	\$ <u>30,575.62</u>
Chapter 11 Administrative Expenses:	\$ <u>0.00</u>
Priority Claims (507(a)(2)-(a)(7)):	\$ <u>0.00</u>
Secured Tax Liens:	\$ <u>0.00</u>
Priority Tax Claims:	\$ <u>0.00</u>
Other Priority Claims (507(a)(9)):	\$ <u>0.00</u>
General Unsecured Claims:	\$ <u>7,912.04</u>
<u>TOTAL AMOUNT TO BE DISTRIBUTED:</u>	\$ <u>38,487.66</u>

1. TYPE OF CLAIMS		TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
Secured Claims		\$0.00	0.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
2. TYPE OF CLAIMS		TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
§726(a) & (B) and §507(a)(1) (Chapter 7 costs of administration including court costs and U.S. Trustee quarterly fees pursuant to 28 U.S.C. 1930(6))		\$30,575.62	100.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
A	Norman B. Newman, Trustee	4,623.91	4,623.91
B	Much Shelist, et.al.	24,834.00	24,834.00
C	Much Shelist, et.al.	334.71	334.71
D	Popowcer Katten, Ltd.	783.00	783.00
3. TYPE OF CLAIMS		TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
§726(a) & (b) and §507(a)(1) (Debtor-in- possession (DIP) administrative expenses)		\$0.00	0.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT

4.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§507(a)(2) - Gap claims arising in involuntary cases and allowed pursuant to §502(f)	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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5.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§507(a)(3) - Wages, salaries or commissions limited to \$4,300.00	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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6.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§507(a)(4) - Contributions to Employee Benefit Funds	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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7.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§507(a)(5) - Farmers' and Fishermen's claims to the extent of \$4,300.00	\$0.00	0.00%
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CLAIM	ALLOWED	DIVIDEND
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NUMBER	CREDITOR	AMOUNT	AMOUNT
<hr/>			
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8.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
507(a)(6) - Deposits by consumers to the extent of \$1,950.00		\$0.00	0.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
<hr/>			
<hr/>			
9.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
507(a)(7) - Alimony		\$0.00	0.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
<hr/>			
<hr/>			
10.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
§724(b) - Tax Liens		\$0.00	0.00%
CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
<hr/>			
<hr/>			
11.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
§507(a)(8) - Tax claims excluding fines and penalties		\$0.00	0.00%

CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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12. TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§507(a)(9) - Capital Commitments to FDIC, et al.	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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13. TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§726(a)(2) - General Claims (To be paid <u>pro-rata</u> after costs of administration and priority claims are paid in full)	\$362,571.63	2.18%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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1	Salwomir Grzywaczewski	291,862.78	6,369.03
3	B-Line, LLC/ Chase Bank USA, N.A. B-Line, LLC	9,077.98	198.10
4	American Express Centurion Bank	5,068.79	110.61
5	American Express Bank FSB	15,502.36	338.29
6	JP Morgan Chase Bank, N.A. successor by Merger with Bank One	2,096.58	45.75

DISTRIBUTION REPORTS

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7	Citibank USA N.A.	12,113.91	264.35
8	MBNA America Bank N.A.	11,472.23	250.35
9	Citibank (South Dakota) N.A. Citibank/Choice	15,377.00	335.56

14.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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	Subordinated unsecured claims	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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15.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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	§726(a)(3) - Late unsecured claims	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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16.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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	§726(a)(4) - Fines/penalties	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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17.	TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§726(a)(5) - Interest	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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18. TYPE OF CLAIMS	TOTAL AMOUNT OF CLAIMS	FINAL DIVIDEND %
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§726(a)(6) - Surplus to Debtor	\$0.00	0.00%
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CLAIM NUMBER	CREDITOR	ALLOWED AMOUNT	DIVIDEND AMOUNT
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The following claims are not included in the distribution because they have been disallowed by court order or have been withdrawn by the claimant:

TYPE OF CLAIM	CLAIM NUMBER	CREDITOR AND ADDRESS	AMOUNT OF CLAIM	DISALLOWED /WITHDRAWN (DESIGNATE)
Unsecured	2	MidAmerica Bank 2650 Warrenville Rd. Suite 500 Downers Grove, IL 60515	\$102,213.76	Withdrawn

WHEREFORE, the Trustee certifies under penalty of perjury that the above statements are true and correct.

Dated: _____


NORMAN NEWMAN, Trustee

MUCH SHELIST

ATTORNEYS AT LAW
191 N. WACKER DRIVE
SUITE 1800
CHICAGO, IL 60606.1615

T 312.521.2000
F 312.521.2200

November 7, 2006

www.muchshelist.com

DIRECT DIAL:
312.521.2492
nnewman@muchshelist.com

VIA FACSIMILE
312-782-1482

MidAmerica Bank
c/o Lawrence J. Stark
Stone, Pogrund & Korey
221 N. LaSalle Street
Suite 3200
Chicago, IL 60601

Re: Zenon Szauer – Case No. 05 B 22926

Dear Mr. Stark:

I have contacted you in the past requesting you to withdraw the claim of MidAmerica Bank filed in the above-referenced bankruptcy estate. In order to expedite the closing of this estate, please sign below where indicated agreeing that MidAmerica has been paid in full and consents to the withdrawal of Claim number 2 in the amount of \$102,213.76 and return same to me as soon as possible.

Please let me know if you have any questions.

Very truly yours,


Norman B. Newman

NBN:nas

I agree that Claim No. 2 filed by MidAmerica Bank in the amount of \$102,213.76, should be withdrawn in its entirety.

MidAmerica Bank

By: 

Much Shelist Freed Denenberg Ament & Rubenstein, P.C.

Claims Proposed Distribution

Case: 04-22926 SZAUER, ZENON A.

Report Includes ONLY Claims with a Proposed Distribution

Case Balance: \$38,487.66 **Total Proposed Payment:** \$38,487.66 **Remaining Balance:** \$0.00

Claim #	Claimant Name	Type	Amount Filed	Amount Allowed	Paid to Date	Claim Balance	Proposed Payment	Remaining Funds
A	Norman B. Newman, Trustee <2100-00 Trustee Compensation>	Admin Ch. 7	4,623.91	4,623.91	0.00	4,623.91	4,623.91	33,863.75
B	Much Shelist, et.al. <3110-00 Attorney for Trustee Fees (Trustee Firm)>	Admin Ch. 7	24,834.00	24,834.00	0.00	24,834.00	24,834.00	9,029.75
C	Much Shelist, et.al. <3120-00 Attorney for Trustee Expenses (Trustee Firm)>	Admin Ch. 7	334.71	334.71	0.00	334.71	334.71	8,695.04
D	Popowcer Katten, Ltd. <3410-00 Accountant for Trustee Fees (Other Firm)>	Admin Ch. 7	783.00	783.00	0.00	783.00	783.00	7,912.04
SUBTOTAL FOR ADMIN CH. 7			30,575.62	30,575.62	0.00	30,575.62	30,575.62	
1	Salwomir Grzywaczewski Claim Memo: Unsecured\$291862.78	Unsecured	291,862.78	291,862.78	0.00	291,862.78	6,369.03	1,543.01
3	B-Line, LLC/ Chase Bank USA, N.A. B-Line, LLC Claim Memo: Unsecured\$9077.98	Unsecured	9,077.98	9,077.98	0.00	9,077.98	198.10	1,344.91
4	American Express Centurion Bank Claim Memo: Unsecured\$5068.79	Unsecured	5,068.79	5,068.79	0.00	5,068.79	110.61	1,234.30
5	American Express Bank FSB Claim Memo: Unsecured\$15502.36	Unsecured	15,502.36	15,502.36	0.00	15,502.36	338.29	896.01
6	JP Morgan Chase Bank, N.A. successor by Merger with Bank One Claim Memo: Unsecured\$2096.58	Unsecured	2,096.58	2,096.58	0.00	2,096.58	45.75	850.26
7	Citibank USA N.A. Claim Memo: Unsecured\$12113.91	Unsecured	12,113.91	12,113.91	0.00	12,113.91	264.35	585.91
8	MBNA America Bank N.A. Claim Memo: Unsecured\$11472.23	Unsecured	11,472.23	11,472.23	0.00	11,472.23	250.35	335.56
9	Citibank (South Dakota) N.A. Citibank/Choice Claim Memo: Unsecured\$15377.00	Unsecured	15,377.00	15,377.00	0.00	15,377.00	335.56	0.00
SUBTOTAL FOR UNSECURED			362,571.63	362,571.63	0.00	362,571.63	7,912.04	

Claims Proposed Distribution

Case: 04-22926 SZAUER, ZENON A.

Report Includes ONLY Claims with a Proposed Distribution

Case Balance: \$38,487.66 **Total Proposed Payment:** \$38,487.66 **Remaining Balance:** \$0.00

Claim #	Claimant Name	Type	Amount Filed	Amount Allowed	Paid to Date	Claim Balance	Proposed Payment	Remaining Funds
Total for Case 04-22926 :			\$393,147.25	\$393,147.25	\$0.00	\$393,147.25	\$38,487.66	

CASE SUMMARY

	Amount Filed	Amount Allowed	Paid to Date	Proposed Payment	% paid
Total Administrative Claims :	\$30,575.62	\$30,575.62	\$0.00	\$30,575.62	100.000000%
Total Unsecured Claims :	\$362,571.63	\$362,571.63	\$0.00	\$7,912.04	2.182201%